

UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF NEW YORK

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Chapter 11

In re:

733 PROSPECT REALTY SERVICE CORP., Case No. 17-10957 (MKV)  
Debtor.

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**VERIFICATION OF OPERATING REPORT  
FOR JANUARY 2018**

JOSE E. SUAREZ, the undersigned, in accordance with 28 U.S.C. § 1746, declares and verifies that: I am the vice president and manager of the above-name Debtor, 733 PROSPECT REALTY SERVICE CORP., and the annexed OPERATING REPORT FOR JANUARY 2018 is true and complete and accurate to the best of my knowledge, information, and belief.

Executed on February 23, 2018

/s/ *Jose E. Suarez*

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JOSE E. SUAREZ as Vice President & Manager  
733 PROSPECT REALTY SERVICE CORP.  
733 Prospect Avenue  
Bronx, NY 10455

UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF NEW YORK

Chapter 11

In re:

733 PROSPECT REALTY SERVICE CORP., Case No. 17-10957 (MKV)  
Debtor.

**OPERATING REPORT FOR JANUARY 2018**

**INCOME:**

Rental Income:	<u>Jan. 2018</u>	<u>Bankr. YTD</u>
	\$ 11,503.49	\$ 11,503.49
<b>TOTAL:</b>	<b>\$ 11,503.49</b>	<b>\$ 11,503.49</b>

**EXPENSES:**

Utilities:	\$ 0.00	\$ 0.00
Fuel/Repairs/Supplies:	\$ 1,586.87	\$ 1,586.87
Property Taxes:	\$ 0.00	\$ 0.00
Water/Sewer:	\$ 866.50	\$ 866.50
Mortgage:	\$ 2,000.00	\$ 2,000.00
Insurance:	\$ 1,928.03	\$ 1,928.03
Telephone:	\$ 486.50	\$ 486.50
Salaries:	\$ 5,256.00	\$ 5,256.00
Miscellaneous:	\$ 170.00	\$ 170.00
U.S. Trustee	\$ 0.00	\$ 0.00
<b>TOTAL:</b>	<b>\$ 12,293.90</b>	<b>\$ 12,293.90</b>

**SUMMARY OF UNPAID ADMINISTRATIVE LIABILITIES:**

Unpaid Postpetition Admin. Liabilities:	\$ 1,300.00	\$ 1,300.00
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**Bank**

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## T STATEMENT OF ACCOUNT

1684-MTD01040020218113000

 733 PROSPECT REALTY SERVICE CORP  
 DIP CASE 17-10957 SDNY  
 SERVICE DIP **OPERATING ACCOUNT**  
 689 PROSPECT AVE  
 BRONX NY 10455

Page: 1 of 3  
 Statement Period: Jan 01 2018-Jan 31 2018  
 Cust Ref #: 4098-039-T-###  
 Primary Account #: 4098

1684-1-2-000000

**Chapter 11 Checking**

733 PROSPECT REALTY SERVICE CORP  
 DIP CASE 17-10957 SDNY  
 SERVICE DIP OPERATING ACCOUNT

Account # **4098****ACCOUNT SUMMARY**

Beginning Balance	18.83	Average Collected Balance	752.97
Deposits	5,950.43	Interest Earned This Period	0.00
Other Credits	500.00	Interest Paid Year-to-Date	0.00
Checks Paid	3,587.37	Annual Percentage Yield Earned	0.00%
Electronic Payments	2,753.19	Days in Period	31
Other Withdrawals	35.00		
Ending Balance	93.70		

	Total for this Period	Total Prior Year
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees (NSF)	\$35.00	\$0.00

**DAILY ACCOUNT ACTIVITY****Deposits**

POSTING DATE	DESCRIPTION	AMOUNT
01/02	DEPOSIT	800.00
01/08	DEPOSIT	1,389.36
01/09	DEPOSIT	1,771.41
01/11	DEPOSIT	1,370.10
01/22	DEPOSIT	619.56
	Subtotal:	5,950.43

**Other Credits**

POSTING DATE	DESCRIPTION	AMOUNT
01/23	RETURNED ITEM	500.00
	Subtotal:	500.00

Checks Paid No. Checks: 7 \*Indicates break in serial sequence or check processed electronically and listed under Electronic Payments

DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
01/09	211	350.00	01/17	215	937.37
01/11	212	300.00	01/16	216	500.00
01/11	213	500.00	01/22	217	500.00
01/11	214	500.00			
					Subtotal: 3,587.37

Call 1-800-937-2000 for 24-hour Bank-by-Phone services or connect to [www.tdbank.com](http://www.tdbank.com)

# How to Balance your Account

**Begin by adjusting your account register as follows:**

- Subtract any services charges shown on this statement.
  - Subtract any automatic payments, transfers or other electronic withdrawals not previously recorded.
  - Add any interest earned if you have an interest-bearing account.
  - Add any automatic deposit or overdraft line of credit.
  - Review all withdrawals shown on this statement and check them off in your account register.
  - Follow instructions 2-5 to verify your ending account balance.

1. Your ending balance shown on this statement is:
  2. List below the amount of deposits or credit transfers which do not appear on this statement. Total the deposits and enter on Line 2.
  3. Subtotal by adding lines 1 and 2.
  4. List below the total amount of withdrawals that do not appear on this statement. Total the withdrawals and enter on Line 4.
  5. Subtract Line 4 from 3. This adjusted balance should equal your account balance.

**FOR CONSUMER ACCOUNTS ONLY — IN CASE OF ERRORS OR  
QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS:**

If you need information about an electronic fund transfer or if you believe there is an error on your bank statement or receipt relating to an electronic fund transfer, telephone the bank immediately at the phone number listed on the front of your statement or write to:

**TD Bank, N.A., Deposit Operations Dept, P.O. Box 1377, Lewiston,  
Maine 04243-1377**

We must hear from you no later than sixty (60) calendar days after we sent you the first statement upon which the error or problem first appeared. When contacting the Bank, please explain as clearly as you can why you believe there is an error or why more information is needed. Please include:

- Your name and account number.
  - A description of the error or transaction you are unsure about.
  - The dollar amount and date of the suspected error.

When making a verbal inquiry, the Bank may ask that you send us your complaint in writing within ten (10) business days after the first telephone call.

- We will investigate your complaint and will correct any error promptly. If we take more than ten (10) business days to do this, we will credit your account for the amount you think is in error, so that you have the use of the money during the time it takes to complete our investigation.

**INTEREST NOTICE**

Total interest credited by the Bank to you this year will be reported by the Bank to the Internal Revenue Service and State tax authorities. The amount to be reported will be reported separately to you by the Bank.

**FOR CONSUMER LOAN ACCOUNTS ONLY — BILLING RIGHTS  
SUMMARY**

In case of Errors or Questions About Your Bill:

If you think your bill is wrong, or if you need more information about a transaction on your bill, write us at P.O. Box 1377, Lewiston, Maine 04243-1377 as soon as possible. We must hear from you no later than sixty (60) days after we sent you the FIRST bill on which the error or problem appeared. You can telephone us, but doing so will not preserve your rights. In your letter, give us the following information:

- Your name and account number.
  - The dollar amount of the suspected error.
  - Describe the error and explain, if you can, why you believe there is an error. If you need more information, describe the item you are unsure about.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

**FINANCE CHARGES:** Although the Bank uses the Daily Balance method to calculate the finance charge on your Moneyline/Overdraft Protection account (the term "ODP" or "OD" refers to Overdraft Protection), the Bank discloses the Average Daily Balance on the periodic statement as an easier method for you to calculate the finance charge. The finance charge begins to accrue on the date advances and other debits are posted to your account and will continue until the balance has been paid in full. To compute the finance charge, multiply the Average Daily Balance times the Days in Period times the Daily Periodic Rate (as listed in the Account Summary section on the front of the statement). The Average Daily Balance is calculated by adding the balance for each day of the billing cycle, then dividing the total balance by the number of Days in the Billing Cycle. The daily balance is the balance for the day after advances have been added and payments or credits have been subtracted plus or minus any other adjustments that might have occurred that day. There is no grace period during which no finance charge accrues. Finance charge adjustments are included in your total finance charge.



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## STATEMENT OF ACCOUNT

733 PROSPECT REALTY SERVICE CORP  
 DIP CASE 17-10957 SDNY  
 SERVICE DIP OPERATING ACCOUNT

Page: 3 of 3  
 Statement Period: Jan 01 2018-Jan 31 2018  
 Cust Ref #: 4098-039-T-###  
 Primary Account #: 4098

168422000000

**DAILY ACCOUNT ACTIVITY****Electronic Payments**

POSTING DATE	DESCRIPTION	AMOUNT
01/03	eTransfer Debit, Online Xfer Transfer to CK 4341551425	300.00
01/08	ELECTRONIC PMT-WEB, VERIZON PAYMENTONE ****388660001	185.00
01/10	NONTD ATM DEBIT, ****04018242721, AUT 011018 DDA WITHDRAW CONSOLIDATED MEDIC CAGUAS PRI	201.50
01/10	DEBIT POS, ****04018242721, AUT 011018 DDA PURCHASE FERRETERIA CAGUAS COMM CAGUAS PRI	94.19
01/11	ELECTRONIC PMT-WEB, HOME DEPOT ONLINE PMT ****37316068054	750.00
01/22	NONTD ATM DEBIT, ****04018242721, AUT 012118 DDA WITHDRAW CONDADITO CAGUAS PRI	506.00
01/22	ACH DEBIT, CON ED OF NY INTELL CK ****79046000029	216.50
01/24	eTransfer Debit, Online Xfer Transfer to CK 4341551425	500.00
		Subtotal: 2,753.19

**Other Withdrawals**

POSTING DATE	DESCRIPTION	AMOUNT
01/23	OVERDRAFT RET	35.00
		Subtotal: 35.00

**DAILY BALANCE SUMMARY**

DATE	BALANCE	DATE	BALANCE
12/31	18.83	01/11	2,169.01
01/02	818.83	01/16	1,669.01
01/03	518.83	01/17	731.64
01/08	1,723.19	01/22	128.70
01/09	3,144.60	01/23	593.70
01/10	2,848.91	01/24	93.70

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## T STATEMENT OF ACCOUNT

1379-MTD01040020218113000

**733 PROSPECT REALTY SERVICE CORP**  
**DIP CASE 17-10957 SDNY**  
**TAX ACCOUNT**  
**689 PROSPECT AVE**  
**BRONX NY 10455**

Page: 1 of 3  
 Statement Period: Jan 01 2018-Jan 31 2018  
 Cust Ref #: 1425-039-T-###  
 Primary Account #: 1425

1379-12-000000

**Chapter 11 Checking**

733 PROSPECT REALTY SERVICE CORP  
 DIP CASE 17-10957 SDNY  
 TAX ACCOUNT

Account # 425

**ACCOUNT SUMMARY**

Beginning Balance	-497.10	Average Collected Balance	1,126.49
Deposits	5,553.06	Interest Earned This Period	0.00
Electronic Deposits	800.00	Interest Paid Year-to-Date	0.00
Other Credits	1,437.37	Annual Percentage Yield Earned	0.00%
		Days in Period	31
Checks Paid	6,253.34		
Electronic Payments	863.74		
Other Withdrawals	70.00		
Ending Balance	106.25		

	Total for this Period	Total Prior Year
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees (NSF)	\$70.00	\$245.00

**DAILY ACCOUNT ACTIVITY****Deposits**

POSTING DATE	DESCRIPTION	AMOUNT
01/05	DEPOSIT	1,215.84
01/05	DEPOSIT	200.00
01/08	DEPOSIT	619.56
01/11	DEPOSIT	1,272.96
01/12	DEPOSIT	1,207.50
01/12	DEPOSIT	1,037.20
	Subtotal:	5,553.06

**Electronic Deposits**

POSTING DATE	DESCRIPTION	AMOUNT
01/03	eTransfer Credit, Online Xfer Transfer from CK 4340574098	300.00
01/24	eTransfer Credit, Online Xfer Transfer from CK 4340574098	500.00
	Subtotal:	800.00

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<b>1</b>	<b>Ending Balance</b>	<b>106.28</b>
<b>2</b>	<b>Total Deposits</b>	<b>+</b>
<b>3</b>	<b>Sub Total</b>	<b>_____</b>
<b>4</b>	<b>Total Withdrawals</b>	<b>-</b>
<b>5</b>	<b>Adjusted Balance</b>	<b>_____</b>

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## STATEMENT OF ACCOUNT

733 PROSPECT REALTY SERVICE CORP  
 DIP CASE 17-10957 SDNY  
 TAX ACCOUNT

Page: 3 of 3  
 Statement Period: Jan 01 2018-Jan 31 2018  
 Cust Ref #: 425-039-T-###  
 Primary Account #: 1425

**DAILY ACCOUNT ACTIVITY****Other Credits**

POSTING DATE	DESCRIPTION	AMOUNT
01/02	RETURNED ITEM	937.37
01/03	RETURNED ITEM	500.00
Subtotal:		1,437.37

**Checks Paid**

No. Checks: 13 \*Indicates break in serial sequence or check processed electronically and listed under Electronic Payments

DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT
01/16	149	75.00	01/23	158	150.00
01/02	152*	500.00	01/23	159	250.00
01/08	153	2,000.00	01/22	160	500.00
01/11	154	500.00	01/26	161	990.66
01/17	155	517.68	01/29	162	70.00
01/17	156	100.00	01/31	163	100.00
01/16	157	500.00			
Subtotal:		6,253.34			

**Electronic Payments**

POSTING DATE	DESCRIPTION	AMOUNT
01/24	CCD DEBIT, IPFS866-412-2563 IPFSPMTNYA 67044	863.74
Subtotal:		863.74

**Other Withdrawals**

POSTING DATE	DESCRIPTION	AMOUNT
01/02	OVERDRAFT RET	35.00
01/03	OVERDRAFT RET	35.00
Subtotal:		70.00

**DAILY BALANCE SUMMARY**

DATE	BALANCE	DATE	BALANCE
12/31	-497.10	01/17	2,530.65
01/02	-94.73	01/22	2,030.65
01/03	670.27	01/23	1,630.65
01/05	2,086.11	01/24	1,266.91
01/08	705.67	01/26	276.25
01/11	1,478.63	01/29	206.25
01/12	3,723.33	01/31	106.25
01/16	3,148.33		

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